

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-963068-CHI2 - SCHEDULE A, EXHIBIT A:

The Land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

PARCEL 1:
PARCELS "A", "B", "C", "D" and "E" OF BUDGET PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGE 56, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

LESS AND EXCEPT THE LAND DESCRIBED IN INSTRUMENT NO. 115943326, BEING A PORTION OF PARCEL "A", BUDGET PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGES 56 AND 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE SOUTH 00°49'55" EAST, ON THE EAST LINE OF SAID PARCEL "A", BEING THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 236.51 FEET; THENCE NORTH 21°57'48" WEST, A DISTANCE OF 188.74 FEET; THENCE NORTH 01°31'19" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 88°46'41" EAST, ON THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 68.45 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 22.5 FEET THEREOF. ALSO LESS THE FOLLOWING DESCRIBED PARCEL: THE EAST 4.00 FEET OF THE WEST 26.50 FEET OF THE SOUTH 50.00 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

PARCEL 3:
THE EAST 4.00 FEET OF THE WEST 26.50 FEET OF THE SOUTH 50.00 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

PARCEL 4:
THAT PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING EASTERLY AND SOUTHERLY FROM THE FLORIDA EAST COAST RAILROAD SPUR RECORDED IN DEED, BOOK 451, PAGE 365 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-963068-CHI2 - SCHEDULE B-II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

9. Plat of BUDGET PLAT, according to the plat thereof as recorded in Plat Book 173, Page 56, as affected by Agreement for Notation on Plat recorded in Official Records Book 46165, Page 1627, of the Public Records of Broward County, Florida. (PLAT BOOK 173, PAGE 56 AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON) (BOOK 46165, PAGE 1627 AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

10. City Ordinance No. 88-41, related to abandonment of right-of-way, recorded in Official Records Book 15316, Page 643, of the Public Records of Broward County, Florida. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

11. Easement in favor of Florida Power & Light Company, recorded July 19, 2000, in Official Records Book 30687, Page 1067, of the Public Records of Broward County, Florida. (DOES NOT AFFECT THE SUBJECT PROPERTY)

12. Regional Road Concurrence Agreement - County Project, recorded July 15, 2003 in Official Records Book 35594, Page 673, of the Public Records of Broward County, Florida. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

13. Declaration of Restrictions, Easement and Agreement, recorded October 30, 2003 in Official Records Book 36341, Page 219, of the Public Records of Broward County, Florida. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

14. Declaration of Unity of Title, recorded May 19, 2011 in Official Records Book 47928, Page 1686, of the Public Records of Broward County, Florida. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

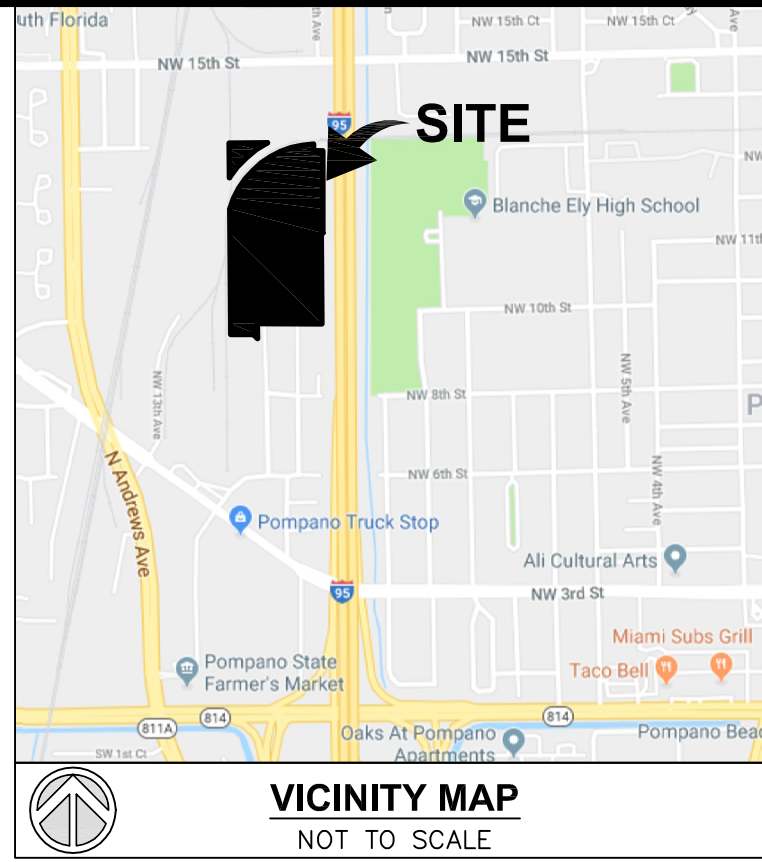
15. Billboard Access Easement contained within that certain Warranty Deed recorded November 12, 2005 in Official Records Book 40883, Page 1961, of the Public Records of Broward County, Florida. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

- There is direct access to the subject property via NW 12th Terrace, a public right-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 1001 & 1021 NW 12th Terrace, Pompano Beach, Florida.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of First American Title Insurance Company Title Commitment No. NCS-963068-CHI2 with a commitment date of August 2, 2019.
- Rectified Orthophotography was not used to show improvements on the subject property.
- There were no wetlands flagged on the subject property at the time of the survey, nor has the surveyor been provided with maps or an environmental assessment report showing location of potential wetlands.
- At the time of the survey, the surveyor has not been provided the building setback requirements, height and floor space area restrictions by the insurer.
- All component parcels of the land shown on the survey are contiguous and there are no apparent gaps or gores between them.

SYMBOL LEGEND

R/W	- Right-of-Way	XX	- No. of Regular Parking Spaces
P/L	- Adjacent Property Line	XX	- No. of Handicap Parking Spaces
E	- Centerline		- Handicap Space
P.O.B.	- Place/Point of Beginning		- Curb Inlet Basin w/ Grate
(X)	- Schedule B-II Item		- Catch Basin
R	- Radius		- Fire Hydrant
Arc	- Arc Length		- Utility Pole
Δ	- Delta Angle		- Bollard Post
ChL	- Chord Length		- Light Pole
ChB	- Chord Bearing		- Measured
Msd.	- Measured		- Record
Rec.	- Record		- Manhole
(Record)	- Actual		- Electric Manhole
○	- Monumentation Found as Noted		- Guy Wire
●	- 5/8" Iron Pin w/Cap Set		- Fence (As Noted)
▲	- Stamped "PSM 5730"		- Overhead Utilities
▲	- PK/MAG Nail or Railroad Spike Found as Noted		- Shaded Easement Area
■	- Wall (As Noted)		- Dark Shaded Easement Area
■	- No Parking Area		
■	- Building Area		



BASIS OF BEARING:

The basis for all bearings shown hereon is the west line of Parcel C of Budget Plat, known as being North 01°25'28" West, per Plat Book 173, Page 56 of the Broward County Records.

TOTAL LAND AREA:

PARCEL 1	386,521 Square Feet
8.873 Acres	
PARCEL 2	427,647 Square Feet
9.817 Acres	
PARCEL 3	200 Square Feet
0.005 Acres	
PARCEL 4	29,552 Square Feet
0.678 Acres	
TOTAL AREA	843,920 Square Feet
19.374 Acres	

PARKING:

41 Parking Spaces
1 Handicapped Spaces
42 Total Parking Spaces

SURVEYOR'S OBSERVATIONS:

Subject's concrete curb and asphalt parking appear to lie a maximum distance of 43.0 feet over northeast line of the subject property.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie partially in Zone X-Shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and partially in Zone AH (Special Flood Hazard Area; Flood depths of 1-3 feet (usually areas of ponding); base flood elevations determined) according to the Flood Insurance Rate Map for the County of Broward, Community Panel No. 1200550357H, Effective Date August 18, 2014.

CERTIFICATION:

To: FIRST INDUSTRIAL ACQUISITIONS II, LLC, a Delaware limited liability company, and/or its assigns; FR NW 12 TERRACE, LLC, and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 15, 16, 17 and 18 of Table A thereof. The field work was completed on January 26, 2020.

Date of Plat or Map: February 20, 2020.

I hereby certify that this drawing correctly depicts the description shown hereon as prepared under my direction and this drawing was made in accordance with minimum technical standards adopted by the Florida Division of Consumer Services Agriculture Division of the Florida Administrative Code, pursuant to Section 5J-17.050-052 F.A.C.

By: *Timothy L. Fish*
Timothy L. Fish, PSM No. L56819
Florida Firm No. LB7351
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY		
BY:	DATE:	COMMENT:
EMG	07/08/2019	REVISED TITLE COMMITMENT
EMG	07/29/2019	REVISED TITLE & CLIENT COMMENT
EMG	08/01/2019	REVISED TITLE & CLIENT COMMENT
EMG	08/02/2019	CLIENT COMMENTS
EMG	08/12/2019	REVISED TITLE, ZONING & CLIENT COMMENTS
EMG	08/13/2019	REVISED TITLE COMMITMENT
TAR	08/14/2019	CLIENT COMMENTS

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Surveying
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LAND TITLE SURVEY
PREPARED FOR:
**FIRST
INDUSTRIAL
REALTY TRUST,
INC.**
One North Wacker Drive
Suite 200
Chicago, Illinois 60606

1001 & 1021 NW 12th Terrace
City of Pompano Beach
County of Broward
State of Florida

NORTH
GRAPHIC SCALE
0 40 80
1 INCH = 40 FT.

Not valid without the signature and raised original seal of a Florida Licensed Surveyor and Mapper.

PROFESSIONAL SURVEYOR
No. 6819
Timothy L. Fish
STATE OF FLORIDA
2-11-20202
Surveyor's Seal

Sheet No. **1** of **2**
Project No. 45202
JLO

P&Z
PZ20-14000002
10/28/2020